

Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: Albert Balagso

SUBJECT: SEE BELOW

DATE: 07-27-05

Approved

Date

Council District: 3
SNI Area: N/A

SUBJECT: APPROVAL OF THE RENOVATION PLAN FOR PELLIER PARK

RECOMMENDATION

Approval of the Renovation Plan for Pellier Park in association with a Turnkey Parkland Agreement with City Heights LLC, in conjunction with Barry Swenson Builder, to dedicate land for the expansion of Pellier Park and to complete the renovation of Pellier Park as mandated by the requirements in Tentative Map No. PT 04-103.

BACKGROUND

Barry Swenson Builder (Developer) has received approval to combine 10 lots to construct a 124-unit residential condominium tower on a 0.85 gross-acre site located at the west side of San Pedro Street, approximately 130 feet north of West Saint James Street on the east side of Pellier Park, in Council District 3. On April 20, 2005, the Director of the Department of Planning, Building and Code Enforcement approved the associated Tentative Map No. PT04-103. The housing project is known as City Heights at Pellier Park. The site has a designation of Core Area on the adopted San José 2020 General Land Use/Transportation Diagram and is zoned A (PD) Planned Development Zoning District. The Planned Unit Development Zoning (file no. PDC01-11-100) was reviewed and approved by Ordinance Number 26738 on September 17, 2002.

Prior to the final map approval for the housing project, and in accordance with the provisions of the Parkland Dedication Ordinance (Title 19, Chapter 19.38 of the San José Municipal Code), the Developer must satisfy the parkland dedication obligation associated with the units being proposed. The Developer has offered to dedicate approximately 1,768 square feet of land to expand Pellier Park and to complete approximately \$1,241,100 worth of improvements to renovate Pellier Park to satisfy the parkland dedication obligation.

ANALYSIS

The Tentative Map contains a condition stating the development is subject to the requirements of the Parkland Dedication Ordinance for the dedication of land for park purposes, under the formula contained within the Chapter. The proposed dedication of 1,768 square feet of land and renovation of Pellier Park will fulfill the Developer's obligation under the Parkland Dedication Ordinance for PT04-103 regarding the development of 124 multi-family units. The land dedication is equal to 5.8 units ($1,768 \text{ sf} / 300 \text{ sf/unit} = 5.8 \text{ units}$) and the current fee for these units are \$10,500 per unit or \$1,241,000 ($124 \text{ units} - 5.8 \text{ units} = 118.2 \text{ units} \times \$10,500 / \text{unit} = \$1,241,100$) for the project.

The design for the renovated park will be consistent with the original park design, which served as a historical landmark designating the site of the Pellier City Garden's Nursery established in 1850. The Pellier Family was responsible for the importation and propagation of fruit tree nursery stock that was used in development of orchards throughout the San José region. The park will be constructed on a grid reminiscent of the typical orchard landscape and building materials will be consistent with the mid-nineteenth century. Improvements will include specimen plum and pear trees reflective of fruit trees planted in orchards that populated Santa Clara County valleys and hillsides. The additional improvements will include installation of water, sewer, electrical and telecommunications infrastructure; site drainage structures and connections; site amenities including concrete walkways, paver systems and decomposed granite walks; walls, perimeter fencing and gates; seating walls, permanent benches, game tables and free-standing site furniture, historical exhibits, markers and signage; security lighting; installation of irrigation controller and automated landscape irrigation system; installation of trees, shrubs, groundcover and mulch..

Construction will begin immediately following the construction of the City Heights Project. A conceptual plan for the paseo and walkway has been developed in conjunction with the renovation of Pellier Park is attached. The park improvements will be designed and constructed in accordance with City-standard specifications.

The Commission's discussion on January 19, 2005, centered on park security, park perimeter fencing, landscaping, and park access at mid block. Staff has considered the Commission's comments, and revised the plan as appropriate. The Commission also requested the reduction of fencing adjacent to the housing the project. The proposed project as shown in the attached concept plan is fully fenced for security reasons.

Staff recommends that the Parks and Recreation Commission recommends to City Council the approval of the attached conceptual site plan for the renovated Pellier Park.

Parks and Recreation Commission

07-27-05

Subject: Approval of the Renovation Plan for Pellier Park

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PUBLIC OUTREACH

The Parks and Recreation Commission meeting was noticed in the San Jose Mercury News and a mailer was sent out to those within 500 feet of the Park. The mailer notified the adjacent landowners of both the Commission meeting and the up coming Council Meeting scheduled for August 16, 2005. Attached is a copy of mailer.

CEQA

Resolution No. 68839

ALBERT BALAGSO

Assistance Director of Parks, Recreation
and Neighborhood Services

Attachment A: Conceptual Site Plan

B: Mailer

[illegible]